

ITEM#: ORD 08-52
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-3-2008 – Grant Estates Subdivision - Amended

SYNOPSIS:

Applicant: Anil Singh
Proposal: Final Plat Approval
Location: 3822 South 4400 West
Zoning: R-1-8 Zone

BACKGROUND:

Anil Singh, is requesting final plat approval for a 3-lot subdivision in the R-1-8 Zone. The proposed subdivision will amend the Grant Estates Subdivision which was recorded in 1996. The original plat consisted of 2 lots, but a new dwelling was never constructed on the flag lot.

The developer is proposing to amend the original plat by adding a 3rd lot. An existing dwelling exists on what will be lot 1. The existing dwelling is intended to stay and will have direct access to 4400 West. The remaining property is vacant and will gain access from a new driveway along the south boundary.

Access to the subdivision will be gained from 4400 West. Dedication of this right-of-way to a 33-foot half width occurred as part of the original subdivision. However, street improvements across the frontage of this property do not exist. Improvements to include curb, gutter, sidewalk and street will need to be installed as part of this development. An access easement has been added to the plat to serve lots 2 and 3.

The developer will need to meet various requirements of the Fire Department. A hammerhead turnaround has been platted to accommodate emergency vehicles. A fire hydrant will need to be located within 250 of the back dwelling.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager